033.0	0001	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	844,800	/	844,800
USE VALUE:	844,800	/	844,800
ASSESSED:	844,800	/	844,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	43 BROADWAY ARLINGTON LLC
Owner 2:	
Owner 3:	
Street 1:	C/O ROBERT PAGE, DMD
Street 2:	160 FEDERAL ST FL 1
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02110 Type:

PREVIOUS OWNER

Owner 1:	BOYLE JOHN JAMES -
Owner 2:	-
Street 1:	43 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as Comm. / Res. with a Mixed Old Building built about 1926, having primarily Brick Veneer Exterior and 2020 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3874.500	190,200	800	228,350	419,350
340	3874.500	190,200	6,900	228,350	425,450
Total Card	0.178	380,400	7,700	456,700	844,800
Total Parcel	0.178	380,400	7,700	456,700	844,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.22 | /Parcel: 418.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 22488
GIS Ref:
GIS Ref:
Insp Date: 09/11/18

!2687!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0001-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	031	FV	380,400	7700	7,749.	456,700	844,800		Year end	12/23/2021
2021	031	FV	380,400	7700	7,749.	456,700	844,800		Year End Roll	12/10/2020
2020	013	FV	380,300	7700	7,749.	456,700	844,700	844,700	Year End Roll	12/18/2019
2019	013	FV	299,500	7700	7,749.	456,700	763,900	763,900	Year End Roll	1/3/2019
2018	013	FV	299,500	7700	7,749.	306,700	613,900	613,900	Year End Roll	12/20/2017
2017	013	FV	299,500	7700	7,749.	293,600	600,800	600,800	Year End Roll	1/3/2017
2016	013	FV	299,500	7700	7,749.	267,500	574,700	574,700	Year End	1/4/2016
2015	013	FV	294,400	6900	7,749.	215,300	516,600	516,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:52:13

LAST REV

Date	Time
04/10/19	08:48:48
jorourke	

PAT ACCT. 2687

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYLE JOHN JAME	1526-14		5/3/2018		975,000	No	No		
	903-47		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	22488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2006	10	Inter-De	7,000					DEMO INT FINISHES

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2019	SQ Returned	JO	Jenny O
3/5/2019	Mail Update	MM	Mary M
9/11/2018	Meas/Inspect	PH	Patrick H
2/8/2017	I & E Return	EMK	Ellen K
3/21/2016	I & E Return	EMK	Ellen K
2/23/2009	Meas/Inspect	345	PATRIOT
4/5/2000	Info At Door	197	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7749		Sq. Ft.	Site		0	70.	0.84	11									456,731	340	50				456,700	

Total AC/HA:	0.17789	Total SF/SM:	7749	Parcel LUC:	031	Comm. / Res.	Prime NB Desc	ARLINGTON	Total:	456,731	Spl Credit		Total:	456,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:	340	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	1.16980195
Const Adj.:	1.00950301
Adj $ / SQ:	141.710
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467267
Depreciation:	86912
Depreciated Total:	380355

COMMENTS

DENTIST OFFICE; JOHN J BOYLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB	1

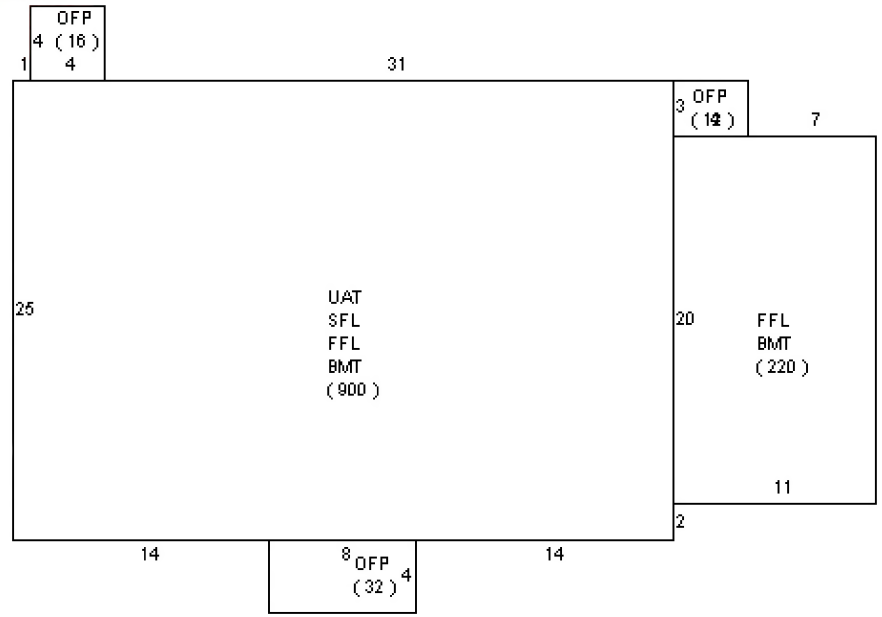
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
Totals			
1	3	1	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.88
Special Features:	0	Val/Su Net:	111.07
Final Total:	380400	Val/Su SzAd	188.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	42.510	47,615
FFL	First Floor	1,120	141.710	158,715
SFL	Second Floor	900	141.710	127,539
UAT	Upper Attic	225	56.680	12,754
OFP	Open Porch	60	44.420	2,665

Net Sketched Area:	3,425	Total:	349,288
Size Ad	2020	Gross Area	4100	FinArea	2020
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	100	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0001-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X20	A	AV	1930	19.17	T	40	340			6,900			6,900
83	Sign	D	Y	1	14	A	AV	2010	59.82	T	7.2	101			800			800

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700